



STEPHENSON BROWNE

Hewitt Street, Crewe

CW2 6DZ



Auction Guide £85,000

Description

For sale by Modern Method of Auction: Starting Bid Price £85,000 plus reservation fee.

Offered for sale by the Modern Method of Auction, this well-presented two-bedroom mid-terrace property represents an attractive investment opportunity, being sold with tenants in situ and providing immediate rental income from completion. Situated within an established residential area of Crewe, the property is ideally positioned for access to a wide range of local amenities, schools, shops and excellent transport connections, making it a consistently popular location with tenants.

The accommodation is well laid out and comprises a spacious lounge offering comfortable living space, together with a fitted kitchen providing ample storage and workspace. To the first floor are two generously sized bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden designed for low-maintenance living, providing an attractive outdoor space for occupants. On-street parking is available nearby, and the property enjoys a convenient position within easy reach of Crewe town centre and the railway station, one of the UK's major transport hubs, offering direct links to Manchester, Birmingham and London.

Crewe continues to be a popular location for property investors due to its strong rental demand, affordability and ongoing regeneration, making this an excellent opportunity for those seeking to expand an existing portfolio or acquire a straightforward investment with income from day one. The property's tenant-in-situ status removes the need to source occupants following purchase, allowing a seamless transition for investors.

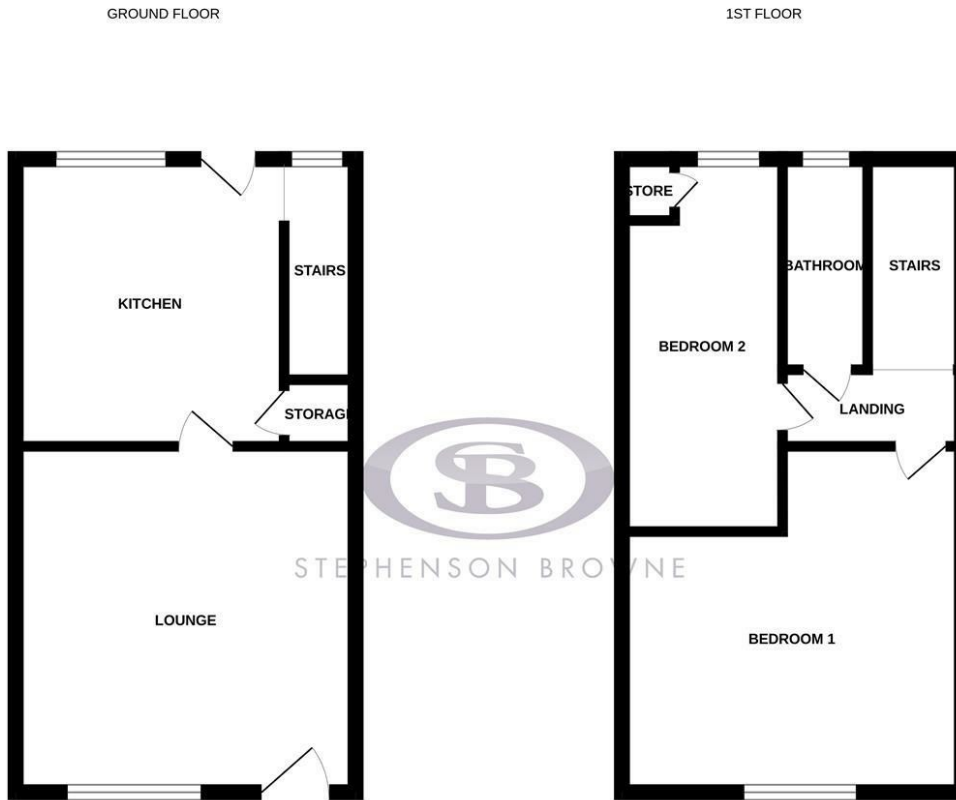
Early enquiry and viewing are highly recommended to fully appreciate the accommodation and investment potential available.



Viewing

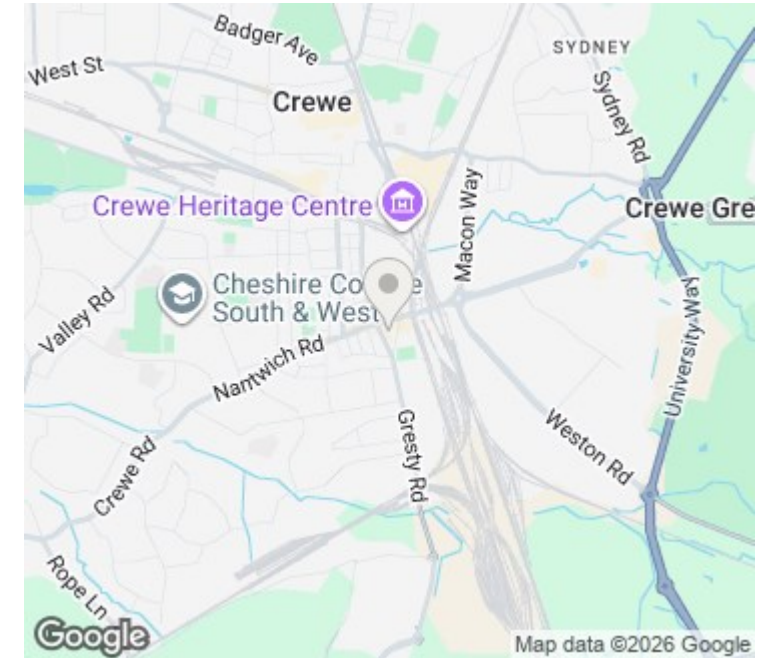
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Area Map



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	80
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

T: 01270 252545 E: crewe@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk